

Flandreau Santee Sioux Tribe  
Natural Resources  
Brownfields Tribal Response Program  
Inventory Questionnaire

Form Number: 11

Date: Oct 7, 2014

Time: 11:45

Anonymous Information?

Yes: \_\_\_\_\_

No:

If no, please answer the following questions:

Name:

Address:

Phone:

Open Dump on #23 Trust Land  
About 1/2 mile south of 229 St and about 1/2 east State Hwy 13 (481 St)  
7567 NATURAL RESOURCES 767 5123

Description of Site:

open dump

Site Location/Directions:

About 1/2 mile south of 229 St and about 1/2 east of State Hwy 13 (481 St)

Other Person(s) that may be knowledgeable of sites past and present uses:

owner, first - the person that lease the property from the tribe

Potential/Known Environmental Threats/Hazards existing on site:

CAR - house - barrels - etc - etc

Other important information:

Land look like, other close dump close by -  
look at pictures

close dump

open dump

Signature of Person completing questionnaire:

[Signature]

**Elandreau Santee Sioux Tribe Natural Resources  
Brownfields Tribal Response Program  
Site Inventory Information Sheet**

Date: Oct 7 - 2014

Site Name: H 23 Trust land

Form completed by: Elizabeth Wah

Directions to Site: 1/2 mi. S of 229th St and about 1/2 mi. east of State Hwy 13 (481<sup>st</sup> St)

Site Description:

Address: (county/state)

Lat/Long: 44.060376, -96.559856

Township/Range/Section: Monroe

Parcel/Allotment Number(s): H 23 Trust land

Current Property Owner: Fost - leases to Schmidt family

Current Use of Property: farm animals

Future Use of Property: farming

Neighborhood: Residential: \_\_\_\_\_ Industrial: \_\_\_\_\_ Rural:  Other: \_\_\_\_\_

Site & Vicinity general characteristics: (terrain, elevation, general land use in area, vegetation, location to nearest town)

**Physical Setting:**

Geologic Information:  
-geological formations/thickness  
-bedrock name/depth  
-faults/structural features  
-(within 4 miles)

Hydraulic Information:  
-depth to groundwater  
-aquifers under site  
-hydraulic conductivity  
-confined/unconfined  
-recharge area  
-interconnections

Hydrology:  
-surface water flow direction  
-annual mean discharge rate of surface water  
-drainage area up-gradient of site  
-floodplain information  
-wetlands or water bodies

**Historical Information:**

Property use Past/Present:

Previous owner:

Potential environmental threats:

**Site Reconnaissance:**

Description of each structure:  
(Size/condition/construction materials)

Interior Observations:  
(Heating/cooling/stains/  
corrosion/drains/sumps/  
possible asbestos)

Fence/Gates: (condition/type/locked):

Approximate size of Property (acres):

General slope of site:

Water Supply:  Potable  Non-Potable  Groundwater  Surface Water  None

Wells:  monitoring  drinking  irrigation  none  other

Sewage Disposal System:  Septic  connected to public system  none  other

Roads:  paved  gravel  dirt  stained  gates

Containers identified:  
(Include number/size/conditions)

Drums/small containers: *yes*

Hazardous substances or petroleum products in connection with identified uses:  
*can yes*

Unidentified substance containers:  
*yes*

Potential contaminants/indicators identified:  
*yes*

Hazardous substances or petroleum products in connection with identified uses:  
*yes*

Underground tanks (pipe or pipe caps):  
*NA*

Above ground tanks/lines:  
*NA*

Buried waste (line of new asphalt, disturbed/subsided soil):  
*NA*

Fresh/imported cap soil, road base, wood chips:

PCBs (including transformers, fluorescent light fixtures):

Odors:

Pools of liquid:

Pits, ponds, trenches, and lagoons:

Stained soil or pavement:

Stressed vegetation:

Solid waste/debris: (check if present)

- White goods
  - Metal debris
  - barrels
  - containers (list) \_\_\_\_\_
  - carpet
  - glass
  - untreated wood
  - treated wood
  - plumbing materials
  - tires
  - wire
  - sheet rock, construction debris
  - plastics
  - concrete
  - household
  - radiators
  - fiberglass
  - automobile/parts (list) \_\_\_\_\_
  - household appliances (list) \_\_\_\_\_
  - medicine bottles/other medical debris
- Other  
(list): \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Waste water:

Adjacent Properties:

Property Use/Condition:

Targets:

Nearest resident, drinking water well:

Human/indicators present:

Animal indicators present:

Site 11



# Targeted Brownfields Assessment (TBA) Application

EPA Region 8 accepts applications for environmental assessment assistance at brownfields properties on an ongoing basis. To request Region 8's technical assistance, please complete this application. The information provided will be evaluated to determine if the applicant and site meet the selection criteria for the TBA program. EPA will also evaluate whether funding is available to perform the requested assessment within the desired schedule. Applicants will be contacted promptly after this review. For more information on TBAs, please visit: [www.epa.gov/region8/brownfields/tba.html](http://www.epa.gov/region8/brownfields/tba.html)

## 1. Applicant Information - October 7, 2014

Applicant Organization	Flandreau Santee Sioux Tribe
Contact Person and Title	Elizabeth Wakeman, Brownfields / Tribal Response Program Coordinator
Street Address	P.O. Box 283
City, State ZIP Code	Flandreau, SD 57028
Phone	605-997-5123
Fax	605-997-5230
Email Address	fsstbfc@mchsi.com

## 2. Site Description and History

Site Name	Open Dump on #23 Trust Land
Address	About 1/3 mile south of 229 <sup>th</sup> St. and about 1/2 east of State Hwy 13 (481 <sup>st</sup> St.).
Acreage	About 3 Acres
Lat/Long Coordinates	44.060376; -96.559856
Current Owner's Name	Flandreau Santee Sioux Tribe
Current Owner's Address	P.O Box 283, Flandreau, SD 57028

### A. Please provide a brief description of the property and the specific assessment(s) you wish to have performed (e.g., Phase I, II and/or cleanup planning):

We would like a Phase I and Phase II and cleanup planning activities completed. See attached pictures of open dump on Trust Land of the Flandreau Santee Sioux Tribe. The open dump poses environmental, health and safety issues. Interviews and observations indicate other wastes have been burned and buried on the site. There is evidence of holes being dug, trash burned and eventually covered up. Appears to be several holes over time as the grasses/brush are different from surrounding farm/grazing land. Note: The first 8 attached pictures were taken approximately month ago and the last three pictures were taken last week. Unknown parties recently tried to burn as much of the open dumping as possible, but metal, cans, appliances, vehicle parts, animal parts, and other items and remnants of items still remain.

### B. When you would like the assessment(s) to be conducted? What is the project timeline?



We would like this assessment to be conducted as soon as possible.

**C. Why would you like the assessment(s) conducted? (TBAs can be used to facilitate property acquisitions, meet EPA grant application requirements, characterize contamination for environmental cleanup, among other reasons.)**

The FSST Reservation is located in a prime agricultural land area and is a main occupation of the Tribe and Tribal members. The Tribe has limited land and resources. The open dump is prohibiting use of this property for grazing and/or a new home, both in high demand for the Tribe. Even though the current Tribal farmer who leases the farm denies creating the dumps, the Land Management Committee said it will not renew the lease of the farmer which expires in October 2014; and it also said it intends to let another Tribal member construct a house in the vicinity of the dumps, which therefor, needs to be cleaned up.

**D. Describe the environmental conditions at the site, including potential contaminants and a summary of any known past environmental investigations. Describe the past uses of the site.**

The dump potentially contains solid and hazardous wastes deposited by unknown parties. Open dumps are an attractive nuisance for children and salvagers. The land surrounding the dumps is used for farming and grazing, which is in high demand for Tribal jobs. The land is also in high demand for constructing Tribal homes. The Big Sioux River and Flandreau Municipal Golf Course are located about 1/8 mile to the south.

**E. Is the applicant the property owner? (Yes/No) Yes**

**F. If not, does the applicant have legal permission to enter the property to conduct the site assessment activities? (Yes/No) Note, applicant will be required to secure access. Yes**

**G. Do you know how and when the contamination occurred? (Yes/No) If yes, describe. Note, applicants who are responsible for causing contamination are not eligible for assistance under this program.**

Unknown parties have deposited wastes in the dump. The Brownfields and GAP Programs have conducted outreach to educate the Tribal members on the hazardous associated with open dumps. Additionally, the two Programs have set up recycling options through used oil collection tanks, and collection of cans, glass, batteries, etc. Draft Solid Waste Codes have been developed and were presented to Tribal Council the week of September 29, 2014 that will include legal enforcement for open dumps.

**H. Describe any state or federal regulatory involvement at the site related to its environmental condition. None.**

**I. Is there an ongoing or planned state or federal enforcement action or order at the site? (Yes/No) If yes, please explain. No**

a. **Is the site on any state or federal environmental lists, such as the National Priorities Lists (NPL) or the Leaking Underground Storage Tanks (LUST) list? (Yes/No) If yes, please explain. No**

b. **If petroleum contamination is suspected, has the applicant worked with the State or EPA to determine eligibility\*? (Yes/No/NA) If yes, please explain. No**

### 3. Property Reuse and Redevelopment

**A. Describe the anticipated reuse or redevelopment of the property.**

The Flandreau Santee Sioux Tribe would like to clean the area and use it for agricultural purposes and possibly a new home. As mentioned earlier, agriculture is a main occupation for the Tribe and homesites are limited, so any land that can be cleaned up and reused for agriculture and/or homes is a benefit to the Tribe both financially and Tribal residential use. This site potentially could be used both for grazing and a homesite.

**B. Describe any commitments in place to show this brownfields site will be cleaned up and redeveloped or reused. Please indicate potential or secured funding sources for cleanup and redevelopment.**

Tribal Council/Executive Committee and the Land Management have asked the Brownfields Program to assess and possibly cleanup the site so it can be brought back into productive reuse. Tribal Housing continually works at identifying sites and providing housing when Tribal residents qualify for housing assistance. As mentioned previously, the Land Management Committee is ending the lease in October 2014 for the current Tribal farmer. The Committee also wants to let another home be constructed for a Tribal member where the dumps are located as land for housing is in great demand for Tribal members.

**C. Describe how site reuse/redevelopment will benefit the community (e.g., creation of jobs, green space, parks, sustainable/green redevelopment, a catalyst for further redevelopment in the area, etc). Privately owned sites must provide a substantial public benefit.**

Any land that can be cleaned up and reused for agriculture and/or homes is a benefit to the Tribe both financially and for Tribal residential use. This site potentially could be used both for grazing and a homesite. Jobs will be created during the cleanup, provide financial benefits from grazing cattle, and provide a potential needed homesite for a Tribal family. The new building site would also create an opportunity for another Tribal family to earn a living as a farmer/rancher.

**D. Will the property be sold or transferred to a different entity? If so, please describe.** The Tribe will not sell or transfer Trust property.

**E. Describe the roles of stakeholders in the project, e.g., community organizations, local government involvement, etc.**

- Land Management researches and make recommendations on Tribal Reservation land uses.
- Tribal Council/Executive Committee approves all projects on the Reservation.
- Tribal Housing makes decisions, provides input and seeks funding and land options for Tribal assistance housing.
- The Brownfields, GAP and Water Program along with Tribal Council/Executive Committee conduct considerable outreach to distribute information and gather public input through various media and meetings.
- Because the Tribe has MOUs with the City and County for Law and Fire response, information is often shared through documents and meetings.

**F. Describe efforts directed towards involving the community in site reuse planning activities.**

- The Flandreau Santee Sioux Tribe makes its intentions known thru general meetings, newsletters, and other outreach programs.
- The Brownfields, GAP and Water Program along with Tribal Council/Executive Committee conduct considerable outreach to distribute information and gather public input through

various media and meetings.

- Because the Tribe has MOUs with the City and County for Law and Fire response, information is often shared through documents and meetings.

#### 4. Additional Information

Please email any supporting documentation such as regional and site location maps, photographs, prior site assessment reports and historical environmental information, if available, to the email address provided below.

#### 5. Contact Information

To submit your application or for questions, please contact Bill Rothenmeyer, TBA Program Manager:

Email: [rothenmeyer.william@epa.gov](mailto:rothenmeyer.william@epa.gov)

Phone: 303-312-6045

Fax: 303-312-6065

**Note: first 2 pictures were taken at beginning of September and last three taken first week of October after another burn.**



In the Past - Soil placed on top of old dump



**Three pictures below: After recent burning**





Surface water bodies/location:

Surface Water drainage from site:

Rain/storm drainage patterns:

Evidence of fishing/location:

Dust blowing off site:

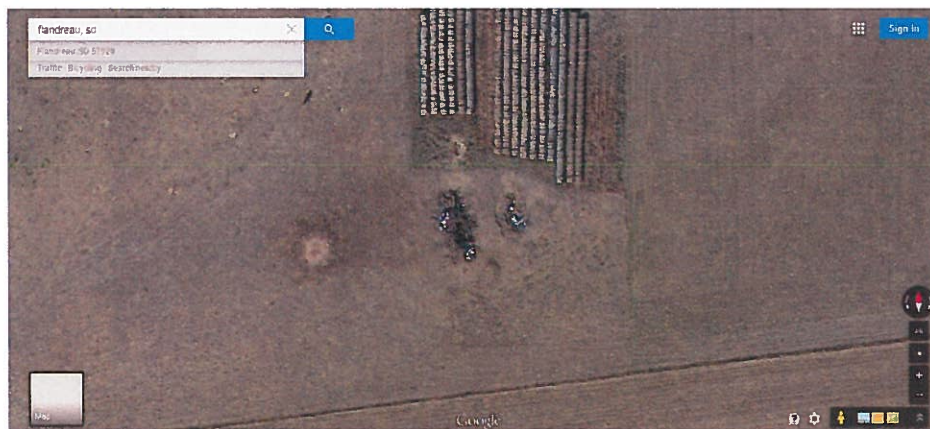
Summary of recognized environmental conditions:

# Aerial Photographs



Copyright ©2009 Pictometry International Corp.


May 4, 2009



May 2014

**Flandreau Santee Sioux Tribe**  
**Department of Natural Resources - Brownfields Program**  
 Elizabeth Wakeman, Brownfields Coordinator  
 October 30, 2014 605-997-5123; 605-864-8510

**Four sites submitted to U.S. EPA and approved for conducting Phase I and Phase Environmental Site Assessments**

<b>Site 1: Three Mile Corner Gas Station</b>	
Address: NW of intersection of State Hwy. 13 (481 <sup>st</sup> St.) and State Hwy 34 (233A St), Moody County, Flandreau, SD (on County land purchased by the Tribe)	
Acreage: About 2 Acres	Latitude: 44.467778; Longitude: -99.58825
<p>At one time, there was a gas station building with a garage located directly north of the gas station where tires were installed/repaired and possibly vehicle maintenance was conducted. Contaminants related to vehicle maintenance may have also been present. Interviews indicate that two USTs are still underground, possibly filled with sand and it is unknown if the soil is contaminated from leaking USTs or above ground spills. The buildings were burnt in a fire training exercise in 1990. From the age of the buildings, asbestos, lead may have been present. Below is the history of the site obtained from information at the Moody County Historical Society, Moody County Office of Records, USDA Field Office in Flandreau, and local Tribal interviews.</p> <ol style="list-style-type: none"> <li>1. Undeveloped or possibly farm or grazing land prior to 1938. (Moody County Historical Society interview, documented in 2003)</li> <li>2. About 1938 – Paul Fisker built the gas station when Highway 34 was blacktopped. Multiple ownership up to 1997. (Moody County Historical Society interview, documented in 2003)</li> <li>3. About 1968 – Stopped being a gas station and became a bar. (Local residents, 2014)</li> <li>4. July 1990 – Gas station burned as part of fire training exercise. (Picture dated July 1990 from Moody County Historical Society)</li> <li>5. About 1990 – Tribe constructed Casino Sign – may have leased land from owner to construct and display sign. (Information obtained from interviews)</li> <li>6. August 12, 1997- Flandreau Santee Sioux Tribe site purchased from Chapter of Calvary Cathedral, Minnehaha County, SD. (Warranty Deed, Moody County Records, Court House)</li> <li>7. May 13, 2002 – Site surveyed in preparation for widening of Highway 34. (Moody County Records, Court House)</li> <li>8. 2004 – Flandreau Santee Sioux Tribe purchased farmland from Roger Lunstra to the north and west of site. (Moody County Records, Court House)</li> <li>9. Photographs obtained from USDA Field Office in Flandreau, SD:             <ul style="list-style-type: none"> <li>• 1956 – Can see gas station and trees lining property on west and north. Farm fields are located beyond the trees on the west and north. Flandreau Municipal Airport directly south across Highway 34 and farm across Highway 34 to southwest.</li> <li>• 1964 – Observe basically the same information as in above bullet (1956).</li> <li>• 1984 – Can see gas station, but airport structures have moved further to the west and one runway is relocated.</li> <li>• 1991 – Gas station gone.</li> </ul> </li> </ol>	
	



**Site 2: Natural Resources Department Building and Tanks under parking lot**

Address: 403 W broad Avenue, Flandreau, Moody County, SD 57028 (On Tribal Trust Land)

Acreage: About 1 Acre

Latitude: 44.043546; Longitude: -96.5999943

The building was constructed in late 1970's or early 1980s and was the First American Mart, a gas station and convenience store owned by the Tribe. In about 1990, the building became offices for the Natural Resources Department. Interviews indicate two tanks are buried under the parking lot and they were filled with sand. It is unknown if any soil is contaminated. To date, no documentation could be identified in relation to the tanks. Additionally, they are not listed on EPA's Envirofacts website database or on the SD DENR database. A phone call to SD DENR said they could not locate any records on the tanks. From the age of the buildings, asbestos and lead-based paint may have been present. Vehicle fluids and maintenance products may also have been present.

**Site 3: Pesticide and Herbicide Containers found on former Read Earth property**

Address: About 1/3 mile south of 229<sup>th</sup> St. and about 1/2 east of State Hwy 13 (481<sup>st</sup> St.).

Acreage: About .5 acre

Latitude: 44.060376; Longitude: -96.559856  
N 44° 04.711 W 096° 35.194

Updated information on the Robin Red Earth site - Last year, EPA conducted a TAB on the Robin Red Earth site and did not find measurable contamination. Recently, unknown party(ies) deposited 170 potential pesticide and/or herbicide containers inside, on the deck and outside the abandoned trailer. Because children were seen playing on the site and dumping out the containers, the Brownfields Coordinator gather most of them and properly disposed of them at the Brookings, SD Landfill. Some of the containers still remain and it is unknown if the chemicals are present at hazardous levels. Therefore, the Brownfields Coordinator is requesting that the situation be re-assessed and/or re-sampled so the site can be considered for cleanup under the TRP.



Warrior II is a pesticide - Ascend is an Growth Regulator/Accelerator and possible classified as a pesticide

**Site 4: Open Dump on #23 Trust Land**

Address: About 1/3 mile south of 229<sup>th</sup> St. and about 1/2 east of State Hwy 13 (481<sup>st</sup> St.).

Acreage: About 2-3 Acres

Latitude: 44.060376; Longitude: -96.559856

Interviews and observations indicate wastes have been burned and buried on the site. There is evidence of holes being dug, trash burned and eventually covered up. Appears to be several holes over time as the grasses/brush are different from surrounding farm/grazing land. Note: The first 8 attached pictures were taken in September 2014 and the last three pictures were taken in October 2014. Unknown parties recently tried to burn as much of the open dumping has possible, but metal, cans, appliances, vehicle parts, animal parts, and other items and remnants of items still





**After recent burn - appliance, metal etc still remain**



**One dump recently covered with soil. Also, there is evidence of past dumps covered with soil.**